



**Keegan White**  
ESTATE AGENTS

97 St Hughs Avenue | Monthly Rental Of £1,200

## 97 St Hughs Avenue | High Wycombe | HP13 7TZ

- Well Located
- Gas Central Heating & Gas Hob
- Excellent Condition
- Pleasant Views
- Allocated Car Parking
- Balcony

With access from the front and from the rear, the apartment is well located at the end of the development and on a corner, providing pleasant views. The apartment's front door opens into a hallway that gives access to all rooms, and has a large storage cupboard. The bedroom is a good sized double with a large window to the rear and a large built in wardrobe. Adjacent to this is the modern bathroom suite that has a panel bath with overhead shower and shower screen, hand basin, WC, and heated chrome towel rail. The living room has window to side aspect and floor to ceiling windows to the rear that also has a door that leads out to the balcony. The living room is open plan to the kitchen that has window to rear, stainless steel sink & drainer, plenty of storage above and below the worktops, with an oven, gas hob and overhead extractor fan. The boiler that provides gas central heating to radiators is also housed in the kitchen. Externally, there are communal gardens and allocated parking (to the rear) for one car with on street parking for visitors.

The apartment is located to the east of the town centre with local shopping and amenities within short walking distance. High Wycombe is a thriving market town renowned for excellent schooling and has benefited from substantial investment from both the public and private sectors in recent years. Within the town the Eden Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and new interest to the area. High Wycombe is a major commuter town whereby residents can be in London Marylebone in under half an hour via Chiltern Railways and the town is also excellent for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25 and Heathrow Airport.

Council Tax: Band B.

Energy Performance Rating: EPC B (81).

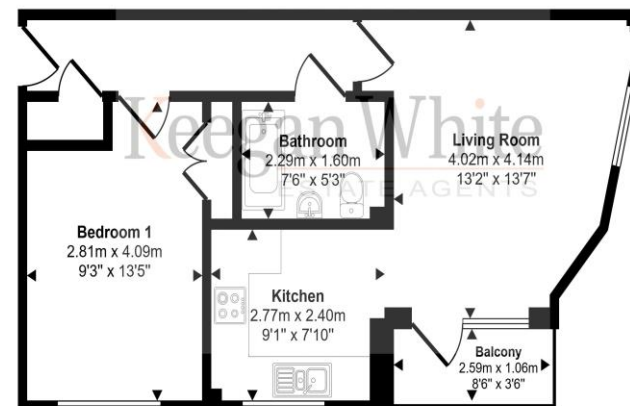
Security deposit: 5 weeks' rent.

Holding monies (contributes to 1st month's rent): 1 week's rent.

Full referencing required.



Approx Gross Internal Area  
45 sq m / 482 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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